

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

**November 6, 2006**

**CALL TO PODIUM:**

**Rob Robinson, Planner**

**RESPONSIBLE STAFF:**

**Rob Robinson, Planner**

**Jacqueline Marsh, Planner**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
<b>x</b>	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	NA
Advertised	10/18/2006
	10/25/2006
Hearing Date	11/06/2006
Record Held Open	
Policy Discussion	

**TITLE: SDP-06-005**

**JOINT PUBLIC HEARING:** This Application Requests Approval for Schematic Development Plan SDP-06-005, Per Annexation X-182, Known as the Crown Property (Parcels 445, 600, 905, 883, & 820) in Gaithersburg, Maryland

**SUPPORTING BACKGROUND:**

Rodgers Consulting Inc., representing the applicant, Crown Village Farm LLC, has submitted this Schematic Development Plan (SDP-06-005) proposal. This plan is in accordance with the approved annexation X-182, R-82-06, and the approved Rezoning to MXD & Sketch Plan, O-8-06.

The proposed plan includes a mix of uses, including 2250 residential units and 320,000 square feet of future commercial uses on approximately 180 acres of land. The Crown property will be divided into six (6) neighborhoods based upon the pods approved at Sketch Plan.

This SDP application focuses primarily on neighborhoods 2 and 3 and the associated base infrastructure needed for the entire site. The remaining neighborhoods will be submitted as separate SDPs at future dates.

Neighborhoods 1 & 5 will include both residential and commercial elements. Neighborhood 4 is a future City of Gaithersburg park. Neighborhood 6 is a future Montgomery County High School site.

Neighborhood 2 is comprised of 324 units, made up of single family attached, single family detached units, and 2 over 2 stacked condos. Neighborhood 3 is comprised of 288 units, made up of single family attached, single family detached units, and 2 over 2 stacked condos. There is no commercial component associated with either of these neighborhoods.

**Attachments:**

*Applicant's Presentation Outline*

*Index of Memoranda and Exhibits (In **Bold**)*

**DESIRED OUTCOME:**

**Conduct Public Hearing.**

**Staff is recommending that the Planning Commission and the Mayor and City Council to hold respective records open indefinitely.**

## Background Continued...

The Schematic Development Plan application is based upon the approved Sketch Plan adopted as ordinance O-8-06, August 7, 2006. The sketch plan and annexation agreement include and define the following:

### A. Permitted Development

A mix of uses, including 2,250 residential units and 320,000 square feet of commercial/retail development. The residential unit mix and commercial/retail development for the development pods identified in the Revised Sketch Plan (the "Pods") as "Pod 1," "Pod 2," "Pod 3," and "Pod 5" are to be as follows:

**Pod (Neighborhood)1** – a total of 820 to 867 dwelling units, consisting of a range of 40 to 50 units contained in three (3)-story multi-family buildings (exclusive of ground floor uses) located over Commercial/Retail Development, up to 700 units contained in four (4)-story multi-family buildings (exclusive of ground floor uses) located over

Commercial/Retail Development, 20 to 30 2-over-2 units, and 70 to 80 single-family units (excluding 2-over-2 units), of which up to 6 may be single-family detached units; up to 300,000 square feet of gross leasable area of Commercial/Retail Development.

**Pod (Neighborhood)2** – a total of 310 to 325 dwelling units, of which 59 to 98 may be single-family detached units, 155 to 228 may be single-family attached units (excluding 2-over-2 units), and 31 to 65 may be 2-over-2 units;

**Pod (Neighborhood)3** – a total of 280 to 290 units, of which 95 to 131 may be single-family detached units, 126 to 162 single-family attached units (excluding 2-over-2 units), 28 to 44 2-over-2 units; and

**Pod (Neighborhood)5** – a total of 768 to 1,010 multi-family units; multi-family buildings in Pod 5 that are 4 to 20 stories in height and that may include ground floor Commercial/Retail Development; up to 20,000 square feet of gross leasable area of Commercial/Retail Development in Pod 5.

<b>Residential Development</b> (Total Density Cap 2,250, including Moderately Priced Dwelling Units and Workforce Housing Units*)				
	Pod 1	Pod 2	Pod 3	Pod 5
Permitted Range	820-867	310-325	280-290	768-1,010
Single-Family Dwellings	0-6	59-98	95-131	0
Townhouses	70-80	155-228	128-162	0
2-over-2 Dwellings	20-30	31-65	28-44	0
Multi-Family Dwellings	740-750	0	0	768-1,010

**B. Development Phasing**

Crown Village to receive an allocation of 225 building permits per year for the Residential Development in Pods 1, 2 and 3 during each of the first six (6) years after the date of the Annexation Agreement, or until building permits for all of the residential units in Pods 1, 2, and 3 are issued.

**C. Moderately Priced Dwelling Units**

Crown Village to provide twelve and one-half percent (12.5%) of the residential units on the Subject Property in compliance with the standards and requirements of the Moderately Priced Dwelling Unit Law of Montgomery County, Chapter 25A, Montgomery County Code.

**D. Workforce Housing**

Crown Village to construct certain workforce housing as part of the residential development on the Subject Property. In Pods 2 and 3, four percent (4%) of the single-family attached units and four percent (4%) of the 2-over-2 units will be "Workforce Housing Units." In Pod 1, the number of workforce housing units to be provided shall equal four percent (4%) of the total number of single-family attached, 2-over-2, and multi-family units to be constructed in Pod 1.

**E. Transitway Dedication and Parking**

1. Crown Village to provide for the dedication of that portion of the right-of-way and one transit stop for the CCT on the Subject Property
2. Crown Village to provide 250 parking spaces (the "Transit Parking Spaces") to be located in the future Pod 5 parking facility(ies) to the Maryland Transit Administration of the Maryland Department of Transportation ("MTA") for MTA's use in connection with the operation of the CCT on the Property.

**F. On-Site Roadways**

Crown Village to dedicate and construct the roadways within the boundaries of the Subject Property including Diamondback Drive, Decoverly Drive, the "Spine Road," and other internal subdivision streets.

**G. LEED Certification**

Crown Village to design the Community Recreation Building in Pod 3 to comply with the now existing LEED (Leadership in Energy and Environmental Design) Green Building for New Construction Certified Level (i.e., qualifying for 26 points pursuant to the LEED Rating System for New Construction and Major Renovation, Version 2.2, developed by the Green Buildings Council [the "LEED Rating System"]).

Any builder-installed kitchen appliances, washers, dryers and applicable HVAC equipment in all units of the residential development shall equal or exceed the standards for Energy Star rated appliances in effect as of the date of this Ordinance.

#### **H. School Site Dedication**

Crown Village has agreed to donate to Gaithersburg a parcel of land from the Subject Property, not to exceed 32.1 acres, at the location shown in the Approved Sketch Plan for the use and construction of a public high school by Montgomery County Public Schools ("MCPS").

#### **I. Neighborhood Park Dedication**

Crown Village to dedicate a neighborhood public park to Gaithersburg in the location shown on the Approved Sketch Plan (the "Neighborhood Park"). The area to be dedicated for the Neighborhood Park shall contain approximately 5 acres.

#### **J. Historic Structure**

Crown Village to preserve and improve the existing main farmhouse located at 9800 Fields Road and the associated tenant log house. Staff has received a number of inquiries regarding the disposition of the structures around the farmhouse and log tenant house. Since a SDP approval will establish subdivision, the farmhouse and tenant house will be subdivided at this stage. The City Park will also be dedicated as part of this SDP. The City Park encompasses all of the other structures and the remaining portion of the farm will be subject to the customary reviews with the Historic Preservation Advisory Committee and Historic District Commission. Although not a component of the annexation agreement, staff will be retaining the services of a consultant to provide assistance during these reviews.

#### **K. Traffic Mitigation**

Crown Village to include a shuttle bus program (the "Shuttle Bus Program") as part of a "Traffic Mitigation Plan." The Shuttle Bus Program will provide for the operation and funding by Crown Village, its successors or assigns, of a private shuttle bus service to the Shady Grove Metro Station and provision of other transit management components to serve the development on the Subject Property.

#### **L. Contribution to the Montgomery County Agricultural Land Preservation Easement Fund**

Crown Village to make a total contribution of \$2,000,000 to the Montgomery County Agricultural Land Preservation Easement Fund. The payments shall be made by Crown Village or its designees in four (4) equal installments in accordance with a plat recordation schedule.

#### **M. Regional Recreation Contribution**

Crown Village to make a contribution to the City in the total amount of \$5,000,000 for offsite regional recreation improvements and amenities to be used at Gaithersburg's discretion (the "Regional Recreation Contribution").

#### **N. Public Art**

Crown Village to participate in Gaithersburg's Public Art Program. As its total contribution under the Public Art Program, Crown Village shall be obligated to commit \$150,000 for public art in Pod 1 and \$50,000 for public art in Pods 2 and 3.

#### **O. Bus Shelters and Off-Site Sidewalk Connections**

1. Crown Village to contribute \$30,000 to Gaithersburg prior to issuance of the initial building permit for new construction on the Subject Property of four (4) bus shelters to serve the development on the Subject Property.
2. Crown Village to design and construct not more than four (4) off-site sidewalk connections to the Subject Property

#### **P. Off-Site Road Improvements**

Crown Village to construct or participate in the cost of the Off-Site Roadway Improvements. An Off-Site Improvement phasing schedule is required and has been submitted as part of this SDP application.